

From: Deborah Martin [REDACTED]
Sent: August 8, 2021 3:05 PM
To: Office of the Mayor <mayor@hamilton.ca>
Subject: Re 310 francés Ave. development in Stoney Creek

Dear Mayor Eisenberger

I am submitting this email with great concern regarding the heights suggested for each of the 3 towers to be built at 310 Frances Avenue in Stoney Creek. I have also submitted this email to the Planning Committee. It would seem that structures of this height would be a blight on an average height highrise area and could also look ridiculous. It only brings to my mind a Jack and the Beanstock comparison with a design like this only appropriate on the Toronto waterfront. I'm not sure that even the residents there would want it.

Very high density like what has been proposed on this very small land parcel at 310 Frances is extremely inappropriate for the existing context. This is especially true without the given supports in place like public transit. The use of hyper-intensification happening in the area is simply not good planning. An important issue has been that the permissions on this parcel are way too liberal. Residents have questioned this occurrence in the past but have not received adequate answers. It is a wonder as to how all this happened in the first place.

There has been no discussion or recent outlined plan for parking spaces allotted to this development so on street parking is not jeopardized or overwhelmed affecting local residents. Our present residential type of buildings plus highrises have more than adequately provided for their own resident parking on their property. Only slight overflow is noted to occur on the eastern portion of Frances where it ends in a cul de sac.

We would like to think that as residents in the Grays Road to Millen Road corridor that we would have representation from the planning committee and especially timely feedback from our local councillor, Maria Pearson. Now that larger meetings can be held it is strongly recommended that local residents present their concerns and input regarding the suggested development at 310 Frances Avenue. Also please review the multiple, lengthy petitions which local residents have continued to sign and submit. It is only fair to state that just because you can build a development that is out of place in our neighbourhood doesn't mean you should.

In closing, please view the petitions and overwhelming number of signatures submitted in opposition to the size and height, without parking spot allotment or available transit regarding this development. We need a better planned development that fits the neighbourhood without causing undue stress from its hyper-intensification.

Thank you for your attention to this matter.

From: Elizabeth Turville [REDACTED]
Sent: May 20, 2019 10:25 AM
To: clerk@hamilton.ca
Subject: [****POSSIBLE SPAM]310 Frances St

Why are you attempting to destroy our waterfront and our view of the beautiful escarpment. The road structure will not sustain the added traffic.
How about putting some thought in to this project's approval.

Concerned citizen.

Schneider, Melanie

From: Frank Jalsevac [REDACTED]
Sent: May 29, 2019 1:06 AM
To: Pearson, Maria; Ceric, Maryana; Robichaud, Steve; Schneider, Melanie; Thorne, Jason; [REDACTED]
Subject: Planning and Economic Development (Planning Division) transparency and public awareness
Attachments: PED19115.pdf

Good Morning Maria Pearson

My name is Frank Jalsevac and I am a resident at 301 Frances Ave Stoney Creek in Ward 10 which you represent.

I would like to request to be notified of the public meetings which I expect you will sponsor as a result of the document put forth by Steve Robichaud dated May 14/19 (prepared by Melanie Schneider) doc. attached

As my representative for Ward 10 and in your capacity as a member of the Economic Development and Planning Committee I expect that you will vigorously act upon the Schneider/Robichaud recommendations.

The doc. is attached but here are some of the action items that are in your court

1) Executive Summary (pg 2/15)

item a) "That staff be directed to report back to the Planning Committee (that's you) on the proposed developments on the subject property,310 Frances Avenue.

item b) "That staff consult with the ward Councillor (that's you)to **provide proper public notice**"

Under heading , " The purpose of this Report is to"

bullet 3 states "Provide public access to Studies provided by the applicant in support of the proposed development in digital format to the **public** (me) and **Planning Committee** (you)

Public Input on pgs. 12 &13 of 15 are detailed and need to be addressed

Next Steps (pg. 14 of 15)

" Staff will again coordinate with the local Ward Councillor (you) **regarding on -going public engagement** as part of subsequent submissions."

As we are all aware that through Hamilton's Strategic Plan, Community Engagement & Participation is a cornerstone and that Hamilton has an open,transparent and accessible approach to city government that engages and empowers all citizens to be involved in the community

To maintain Hamiltonians high level of trust and confidence in their City government we must walk the talk

I look forward to working closely with you in this matter of 310 Frances Ave. and anxiously await your direction

Respectfully yours,

Frank Jalsevac
301 Frances Ave.
Stoney Creek ON
L8E3W6

From: Judith Duncan [REDACTED]
Sent: September 22, 2019 2:27 PM
To: clerk@hamilton.ca
Subject: Proposed towers at Green Road

Dear Mayor and Councillors

I reside at the southwest corner on the 16th floor of the Shoreliner building at 500 Green Road. Currently there is a windstorm which has required me to remove anything which is not anchored down on my balcony. I CANNOT IMAGINE what a similar event would feel like if one was on the balcony of one of the proposed towers. I would think even venturing out would be suicidal.

Please take all these risks into consideration apart from the other concerns about traffic, flooding, loss of natural habitat and especially death to thousands of birds before approving this plan.

Yours Faithfully,
Judith A Duncan
1614-500 Green Road
Stoney Creek,
ON L8E 3M6

From: Michelle LaButte [REDACTED]
Sent: May 16, 2019 9:09 AM
To: clerk@hamilton.ca
Subject: 310 Frances

Dear Honourable Mayor & Council:

Please take back your delegated authority for Site Plan Control / Approval on the application for 310 Frances. As per the Planning Act, you have carriage and in the best interest of all citizens, it is incumbent upon you that approval for a build of this massive scale rests with all City of Hamilton elected representatives.

The city of Hamilton, and in particular, the area of Stoney Creek does not need a "landmark" to signify its existence to commuters. This development is irresponsible and will be damaging to the community.

Michelle LaButte

-----Original Message-----

From: [REDACTED]
Sent: January-12-20 1:49 PM
To: Office of the Mayor <mayor@hamilton.ca>
Cc: clerk@hamilton.ca
Subject: Triple Towers

I live at 500 Green Road, Stoney Creek and think the Triple Towers Condo project at 310 Frances Ave is outrageous! The traffic, on street parking etc will be a nightmare!!!
Why would buildings that high be even considered when the maximum stories allowed in Hamilton is much less?

Russell Pape
Unit 1212

-----Original Message-----

From: [REDACTED]

Sent: Friday, July 30, 2021 9:38 AM

To: clerk@hamilton.ca

Subject: Re Dire Concerns regarding the Triple Tower Development Proposal @ #310 Frances Avenue Stoney Creek

Hello City Clerks Office

Please forward a copy of this email to Mayor Fred Eisenberger, All City Council Members and the Planning Staff.

Dear Mayor, City Council & Planning Staff

As a resident in the Lakewood Beach area I am very concerned regarding the proposal for The triple towers at #310 Francis Road!

The proposed intensity and height of these towers pose a threat to the residential safety of the area!

I previously expressed my concerns:

I am a resident at 485 Green Rd. Stoney Creek and I'm Very Concerned with the New Horizon proposed development of 3 Congestive, High Density Housing Towers/ Excessive Monster apartment buildings.

> This is not Right! We are a residential area we are Not downtown Toronto! Nor should we be!!!

> Sadly if this proposal goes through? Our neighborhood will be turning into more of a tower concrete jungle.

> Hopefully Council & Planning staff can put a Stop to the Excessive height & high density proposal! And move forward to a more favourable plan for our family residential community area.

> My concerns are many

> - Is there any potential Damage to the ground foundation structure of our current homes & future homes, as we are so close to the lake. Too many high density with digging for underground parking & structural footings for the TOWERS could they have a tragic negative effect for all? Who would be responsible to repair & pay for damage?

>

> - Safety due the extreme height of buildings, potential creating

> ongoing strong winds tunnels or stagnant air & thus changing air flow quality. And extra pollution —Also would they interfere with current air / weather aerodynamics in relation to the lake & escarpment?

>

> The negative effect with run off on Green spaces, animal / insect species in the wildlife/turtle pond areas.

>

> - Due to the shear height, Blockage of my residential sunlight & sky view. I currently enjoy all day, weather permitting, Sunshine looking out my windows and when in the backyard looking up into a blue sky!

> I do not need or want to be in the shadows of the towers!

>

> - Further Lack of Water pressure, Power outages for all due to volume demands of high density housing towers & development in the area can bring.

>

> - Volume, Congestion of traffic & noise levels, safety for

> pedestrians, cyclists & vehicles Unwelcome vehicles parking & cutting through our private street when roads are blocked due to traffic issues.

> It would be best if buildings were less than 10 to 15 stories! Certainly Nothing should be higher than the existing buildings!!!

> Stoney Creek and Hamilton's waterfront residential areas need to be something that we are proud of, where we can continue to see Lake Ontario and not a sea of over crowded concrete towers!

> Hamilton needs to set a president now to prevent further obstruction of excessive towers along the waterfront & in residential areas!

>

> I look forward to a positive outcome for all residents In keeping with our current safe residential & community focus.

> Thank you

>

> Best Regards

> Terylene McClelland

From: zita petozzi [REDACTED]
Sent: January 8, 2020 2:48 PM
To: clerk@hamilton.ca
Cc: Office of the Mayor <mayor@hamilton.ca>
Subject: Frances ave plan for triple towers

Please stop this insanity right away as this would leave us with traffic jams and no place to park along the roads.